



**LEBANON BOARD OF ASSESSORS
DECEMBER 9, 2020 - 12:30 PM
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE**

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- 1. Call to Order**
 - 2. Acceptance of Minutes**
 - A. 1. October 28, 2020 Minutes
 - 3. Old Business**
 - A. None
 - 4. New Business**
 - A. Abatement Applications
 - i. See attached list
 - B. Tax Payment Application
 - i. SK LLC, 364 Miracle Mile, Map/Lot 103/8/100
 - C. Settlement Agreement
 - i. SegTel, Inc., Rights-of-way, Map/Lot 999/5
 - D. RSA 79-D:3 Discretionary Preservation Easement application
 - i. Leah Koff, 158 Stevens Road, Map/Lot 28/10
Application for Preservation Easement on Barn Located on property.
 - E. Parkhurst Community Housing PILOT agreement.
 - i. Parkhurst Community Housing, 10 Parkhurst St, Map/Lot 92/63
 - F. DHMC PILOT agreement
 - i. DHMC, 1 Medical Center Dr, Various parcels
 - 5. Signature Items**

- A. Supplemental Property Tax
 - i. Andrew Tulloch Blanchard, Map/Lot 121/10

6. Adjournment

Due to the current situation with the COVID-19 Pandemic, the City of Lebanon is offering its meetings via Microsoft Teams. Members of the public are encouraged to attend by going to LebanonNH.gov/Live where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the Microsoft Teams software or by phone. Please visit LebanonNH.gov/Live for full details.

THE AGENDA, IN ITS ENTIRETY IS AVAILABLE ON THE CITY'S WEBSITE AT LEBANONNH.GOV

**BOARD OF ASSESSORS
MINUTES, REGULAR SESSION
Wednesday, October 28, 2020 12:00 PM
Remote Via Microsoft Teams: LebanonNH.gov/Live**

MEMBERS PRESENT: Jay Hutchins (Chair), Barry Seaver, Brian Ware, Falguni Mehta, Frank Mastro

MEMBERS ABSENT: None

STAFF PRESENT: Rick Vincent (Chief Assessor);

GUESTS: None

I. Call to Order – Jay Hutchins (Chair) called the meeting to order at 12:04 PM.

II. Acceptance of Minutes

a. August 19, 2020 minutes

Motion by Frank Mastro to approve the August 19, 2020 minutes. Seconded by Brian Ware. *Motion approved (5-0).

III. Old Business

a. July 2, 2020 Minutes

Motion by Barry Seaver to approve the July 2, 2020 minutes. Seconded by Falguni Mehta. *Motion approved (5-0).

IV. New Business

a. Tax Payment Application

i. Judy Simpson, Map/Lot 56/4

Motion by Frank Mastro to approve the Tax Payment Application. Seconded by Barry Seaver. *Motion approved (5-0).

V. Other Business

a. Election of Board Chairperson and vice-Chairperson

Motion by Barry Seaver to nominate Jay Hutchins as Chairperson. Seconded by Frank Mastro. *Motion approved (5-0).

Motion by Barry Seaver to nominate Frank Mastro as Vice-Chairperson. Seconded by Falguni Mehta. *Motion approved (5-0).

VI. Adjournment

Motion by Barry Seaver to adjourn. Seconded by Falguni Mehta. ***Motion** approved (5-0).

Meeting was adjourned at 12:26 p.m.

Respectfully submitted

Richard Vincent

Chief Assessor

			2020 Informal Hearings										
			Administrative Abatements										
	INFORMAL HEARINGS												
Parcel ID	Owner Last Name	Owner 2 Last Name	Street Address 1	City	State	Postal Code	Start Number	Street Name & Way	Total Assesse	Preliminary Value	Change	Tax Rate	Abatement
4-4	WHEELER OFFICE PARK LLC		PO BOX 1325	LEBANON	NH	03766	1	OAK RIDGE RD	\$1,631,600	\$1,721,700	\$90,100	27.09	\$2,440.81
4-9	DIGILIO, MAFFELDA A TTEE	DIGILIO, M A REV LIV TRUST	5 WILDWOOD DR	WEST LEBAN	NH	03784	5	WILDWOOD DR	\$364,700	\$386,000	\$21,300	27.09	\$577.02
4-37	GUSTAFSON, LUCAS		1 GILSON RD	WEST LEBAN	NH	03784	1	GILSON RD	\$360,300	\$375,500	\$15,200	27.09	\$411.77
7-2	MACNEIL, ROBERT TRUSTEE	79 EAST WILDER RD REALTY TRST	79 EAST WILDER RD	WEST LEBAN	NH	03784	79	EAST WILDER RD	\$878,900	\$1,304,600	\$425,700	27.09	\$11,532.21
10-6-100	NORTHERN NE TELE OPER LLC	FAIRPOINT COMM INC	770 ELM ST, TAX DEPT 2ND FL	MANCHESTE	NH	03101	459	MOUNT SUPPORT RD	\$341,100	\$397,500	\$56,400	27.09	\$1,527.88
28-21	CALLENDER, DAVID R +		49 EAGLE RIDGE DR	LEBANON	NH	03766	49	EAGLE RIDGE DR	\$629,500	\$652,500	\$23,000	27.09	\$623.07
48-6	KRONER, CONSTANCE I		194 HANOVER ST EXT	LEBANON	NH	03766	194	HANOVER ST EXT	\$337,800	\$368,800	\$31,000	27.09	\$839.79
56-14	MOYA, BRENDITA J		46 RUDSBORO RD	LEBANON	NH	03766	46	RUDSBORO RD	\$221,800	\$225,400	\$3,600	27.09	\$97.52
58-30	LIQUE JR, WILLIAM W & BEVERLY L		150 NORTH MAIN ST	WEST LEBAN	NH	03784	150	N MAIN ST	\$193,000	\$193,900	\$900	27.09	\$24.38
58-72	YOUNG III, PERCY S &	YOUNG, ELIZABETH G	159 NORTH MAIN ST	WEST LEBAN	NH	03784	159	N MAIN ST	\$240,300	\$261,100	\$20,800	27.09	\$563.47
64-2	BOISVERT SR, E M & E E CO-TTEES	BOISVERT, ELEANOR M REV TRUST	2 PASTURE LN	WEST LEBAN	NH	03784	237	HANOVER ST EXT	\$201,400	\$201,400	\$0	27.09	\$0.00
72-25	FEC PROPERTIES LLC		11 WINTER ST WEST	WEST LEBAN	NH	03784	10	COMMERCIAL DR	\$191,200	\$224,100	\$32,900	27.09	\$891.26
72-31	EB II REALTY LLC		105 NORTH MAIN ST	WEST LEBAN	NH	03784	99	N MAIN ST	\$360,100	\$382,800	\$22,700	27.09	\$614.94
72-32	EB II REALTY LLC		105 NORTH MAIN ST	WEST LEBAN	NH	03784	105	N MAIN ST	\$227,000	\$289,600	\$62,600	27.09	\$1,695.83
72-80	MOORE JR, WALTER J &	MOORE, DARLENE G	50 MAIN ST	WEST LEBAN	NH	03784	50	MAIN ST	\$398,500	\$468,500	\$70,000	27.09	\$1,896.30
73-37	BOISVERT, ELEANOR M, TTEE	BOISVERT JR, EUGENE & KRISTIN	2 PASTURE LN	WEST LEBAN	NH	03784	2	PASTURE LN	\$351,200	\$455,200	\$104,000	27.09	\$2,817.36
73-77-5712	LEDUC, ROBERT A	LEDUC, NYLEEN G	27 PLEASANT ST #57	WEST LEBAN	NH	03784	27	PLEASANT ST	\$229,300	\$258,600	\$29,300	27.09	\$793.74
77-188	L'HEUREUX, BRYAN A	MORSE, KYLE A	10 CLARK ST	LEBANON	NH	03766	10	CLARK ST	\$219,400	\$246,800	\$27,400	27.09	\$742.27
86-44	FIFIELD JR, DONALD S &	FIFIELD, ROSEMARY	ROUTE 113	THETFORD C	VT	05075	61	ELM ST WEST	\$191,400	\$230,100	\$38,700	27.09	\$1,048.38
90-42-4800	GRENDLER, GLADYS		48 HANNAH ST	LEBANON	NH	03766	48	HANNAH ST	\$26,000	\$31,600	\$5,600	27.09	\$151.70
90-56	KARKOWSKI, KATIE A		15 PEABODY ST	LEBANON	NH	03766	15	PEABODY ST	\$164,200	\$180,000	\$15,800	27.09	\$428.02
91-74	DANSBY, ALICE & ADAM		32 WEST ST	LEBANON	NH	03766	32	WEST ST	\$134,300	\$197,000	\$62,700	27.09	\$1,698.54
91-219	ALTAF, RASEELA		5 TENLEY DR	WEST LEBAN	NH	03784	59	HANOVER ST	\$471,000	\$534,600	\$63,600	27.09	\$1,722.92
91-261	WILBEN LLC		PO BOX 1325	LEBANON	NH	03766		MASCOMA ST	\$297,800	\$350,200	\$52,400	27.09	\$1,419.52
91-263	1 FOUNDRY STREET PROP LLC		80 RIVER ST	WOODSTOCK	VT	05091	1	FOUNDRY ST	\$1,262,700	\$1,612,400	\$349,700	27.09	\$9,473.37
91-264	ONE MECHANIC STREET LLC		PO BOX 1325	LEBANON	NH	03766	1	MECHANIC ST	\$285,900	\$436,100	\$150,200	27.09	\$4,068.92
91-267	1 FOUNDRY STREET PROP LLC		80 RIVER ST	WOODSTOCK	VT	05091	25	MECHANIC ST	\$384,000	\$402,200	\$18,200	27.09	\$493.04
106-53	PAN, XUFENG		84 MECHANIC ST	LEBANON	NH	03766	84	MECHANIC ST	\$226,800	\$242,700	\$15,900	27.09	\$430.73
107-115	PAN, BRADEN & LAUREN		53 SCHOOL ST	LEBANON	NH	03766	53	SCHOOL ST	\$360,300	\$388,400	\$28,100	27.09	\$761.23
107-195	MULLIGAN, PHILLIP	MORSE, SUSAN H	PO BOX 187	CHELSEA	VT	05038	26	MESSENGER ST	\$136,000	\$193,500	\$57,500	27.09	\$1,557.68
107-199	DRISCOLL, ELAINA TRUSTEE	DRISCOLL, ELAINA REV TRST	6 MESSENGER ST	LEBANON	NH	03766	6	MESSENGER ST	\$238,600	\$245,500	\$6,900	27.09	\$186.92
108-1	KLECAN, WARREN		98 PROSPECT ST	LEBANON	NH	03766	98	PROSPECT ST	\$192,400	\$206,600	\$14,200	27.09	\$384.68
109-2	COLLINS, BRENDAN & MARLENE		7 SKYLARK AVE	LEBANON	NH	03766	7	SKYLARK RD	\$268,400	\$271,400	\$3,000	27.09	\$81.27
109-42	SAINE SR, W T & B L CO-TTEES	SAINE FAMILY REVOC TRUST	69 ELM ST	LEBANON	NH	03766	259	DARTMOUTH COLLEGE HWY	\$295,500	\$305,700	\$10,200	27.09	\$276.32
118-25	RYDER, CHRISTOPHER J	RYDER, JUDITH M	15 WELLINGTON CIR	LEBANON	NH	03766	15	WELLINGTON CIR	\$334,700	\$356,800	\$22,100	27.09	\$598.69
129-5	MONRO MUFFLER BRAKE INC		6920 POINTE INVERNESS WAY, STE 301	FORT WAYNE	IN	46804	35	INTERCHANGE DR	\$717,700	\$742,300	\$24,600	27.09	\$666.41
134-12	MOSES, LYLE & BARBARA W		19 OLD KINGS HWY	LEBANON	NH	03766	19	OLD KINGS HWY	\$356,000	\$382,400	\$26,400	27.09	\$715.18
159-8	MANSFIELD, JAMES T & LESLIE J		10 HALL RD	WEST LEBAN	NH	03784	10	HALL RD	\$266,400	\$284,700	\$18,300	27.09	\$495.75
188-25	FINNEGAN, DAVID & REBECCA S		18 STONE HILL RD	LEBANON	NH	03766	18	STONE HILL RD	\$340,100	\$356,400	\$16,300	27.09	\$441.57
188-29	GLAZER, DEBORAH A &	GILBERT, TIMOTHY PAUL	265 POVERTY LN	LEBANON	NH	03766	265	POVERTY LN	\$351,900	\$386,100	\$34,200	27.09	\$926.48
194-20	SALIGA, WILLIAM &	WALSH, KELLY	453 MERIDEN RD	LEBANON	NH	03766	453	MERIDEN RD	\$305,800	\$362,100	\$56,300	27.09	\$1,525.17
2-3	HRAIBI, RAMZI TRUSTEE	HRAIBI, RAMZI 2008 REV TRST	2 FARAWAY LN	WEST LEBAN	NH	03784	2	FARAWAY LN	\$441,300	\$457,200	\$15,900	27.09	\$430.73
30-43	LOUZIER, SUZAN M		PO BOX 950	LEBANON	NH	03766	19	BLUEBERRY MDW	\$309,700	\$328,800	\$19,100	27.09	\$517.42
49-6	DEMERS, THOMAS F & JANET TTEES	DEMERS, THOMAS F & JANET REV TRST	PO BOX 5342	WEST LEBAN	NH	03784	38	DARTMOUTH AVE	\$189,600	\$205,500	\$15,900	27.09	\$430.73

54-23	LEVINE, BARRY B &	LEVINE, MIRIAM B	20 SHAWANDASSEE RD	WATERFORD	CT	06385	4	DORSET LN	\$720,700	\$758,100	\$37,400	27.09	\$1,013.17
77-122	GOODELL, CARROLL L &	GOODELL, MADELINE	8 BARROWS ST	LEBANON	NH	03766	141	HANOVER ST	\$144,900	\$166,900	\$22,000	27.09	\$595.98
78-33	BASLOW, CRYSTAL		5 SUZOR CT	LEBANON	NH	03766	5	SUZOR CT	\$127,400	\$134,800	\$7,400	27.09	\$200.47
84-47-100	BELLINGER, JOHN & KRISTIN TTEE	THE K & R TRUST	5 MANCHESTER DR	LEBANON	NH	03766	5	MANCHESTER DR	\$800,700	\$856,700	\$56,000	27.09	\$1,517.04
137-17	HOWARD, CEDRIC & KAREN TTEES	HOWARD FAM 2005 REV TRST	112 WASHINGTON ST	CLAREMONT	NH	03743	3	RITA ST	\$263,800	\$275,400	\$11,600	27.09	\$314.24
215-7-100	TREMBLAY SR, JOEL C &	TREMBLAY, PATRICIA	519 MERIDEN RD	LEBANON	NH	03766	519	MERIDEN RD	\$430,800	\$457,600	\$26,800	27.09	\$726.01
74-3-153	GRAHAM JR, E G & N S CO-TTEES	GRAHAM, E G & N S REV TRST	76 DOGWOOD CIR	WEST LEBANON	NH	03784	76	DOGWOOD CIR	\$448,300	\$467,500	\$19,200	27.09	\$520.13
80-36	ROBERTS, FRANK A & JOANNE M		PO BOX 5160	HANOVER	NH	03755	26	SUNSET ROCK RD	\$637,300	\$673,500	\$36,200	27.09	\$980.66
105-33	GUNN, JASON & STEPHANIE		9 SLAYTON HILL RD	LEBANON	NH	03766	9	SLAYTON HILL RD	\$301,000	\$346,500	\$45,500	27.09	\$1,232.60
								Totals		\$22,241,300	\$2,440,800		\$66,121.27
									PREVIOUS	CURRENT	TAXES	TOTAL TAXES	REFUND
	VALUE REDUCTIONS							ASSESSMENT	ASSESSMENT	PAID	DUE	AMOUNT	
87-42	CERVENY, GREGG A	MITSON, AMY L	18 FARMAN AVE	WEST LEBANON	NH	03784		FARMAN AVE	\$15,600	\$4,600	\$237.00	\$125.00	\$112.00
999-2	LIBERTY UTILITIES	ATTN: ACCOUNTS PAYABLE	15 BUTTRICK RD	LONDONDER	NH	03053		TRANSMISSION LINES	\$26,762,500	\$5,408,700	\$375,746.00	\$135,759.00	\$239,987.00
72-76	TRACY COMMUNITY HOUSING LP		226 HOLIDAY DR, SUITE 20	WHITE RIVER	VT	05001	14	TRACY ST	\$558,200	\$21,280	\$28,106.00	\$2,128.00	\$25,978.00
999-6	VERMONT TELEPHONE		354 RIVER ST	SPRINGFIELD	VT	05156		RIGHTS-OF-WAY	\$121,300	\$25,400	\$1,844.00	\$688.00	\$1,156.00
								Totals					\$267,233.00
	BILLING ERROR												
145-3	NOVO NORDISK		9 TECHNOLOGY DR	WEST LEBANON	NH	03784	9	TECHNOLOGY DR	\$27,594,500	\$27,594,500	\$0.00		\$240,000.00
121-10	GREEN, PAMELA A & ALLAN R		171 MERIDEN RD	LEBANON	NH	03766	171	MERIDEN RD	\$257,500	\$257,900	\$0.00		\$3,571.00